



Portage County Economic Development
 128 N. Prospect St. - Ravenna, OH 44266
 Phone: (330) 297-3470; Fax: (330) 297-3472
 E-mail: wulik@portageco.com
 Web Site: www.portageworkforce.org/pcoed

Available Building 55,986 Sq. Ft.

225 Lena Drive Page 1 of 2

City of Aurora Portage County, Ohio

Building Features

Total Sq Ft:	55,986	Year Built:	1985 addition in 1994
Available Sq Ft:	55,986	Condition:	Very Good
Office Sq Ft:	8,080	Former Use:	Warehouse Distribution
Dimensions:		Multi Tenant:	No
Column Spacing:	60 x 40	Truck Docks:	3
Ceiling Height (ft.):	16' Min., 21' Max	Drive-In Doors:	1
No. of Floors:	1	Crane:	1 (2 ton)
Floor Type:	6" concrete	Zoning:	Industrial
Wall Type:	Block/Brick	Industrial Park:	Aurora Industrial Park
Roof Type:	Built-up	Acreage:	4.44
Sprinklered:	Yes	Add'l Acreage:	No
Lease Price: (sq.ft.)	N/A	Asking Price:	\$2,650,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	
		Delivery Voltage:	480/277V – 2,000 amp
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	4"
		Pressure (psi):	
Water Supplier:	City of Aurora	Main Size (in.):	12"
		Pressure (psi):	90
Sanitary Sewer:	City of Aurora	Main Size (in.):	8"
Storm Sewer:		Location:	At site
Telecommunication:	Windstream	Switching:	Bus Duct (240/480)
		Fiber Optic:	Yes

Transportation

Interstate:	I-480 & I-80	Distance (mi):	5.5
Highway:	S.R. 43	Distance (mi):	.2
Rail:	Not Available	Siding:	Not Available
Commercial Airport	Cleveland Hopkins	Distance (mi):	40
Local Airport	Portage County	Distance (mi):	14
Water Port:	Port of Cleveland	Distance (mi):	35



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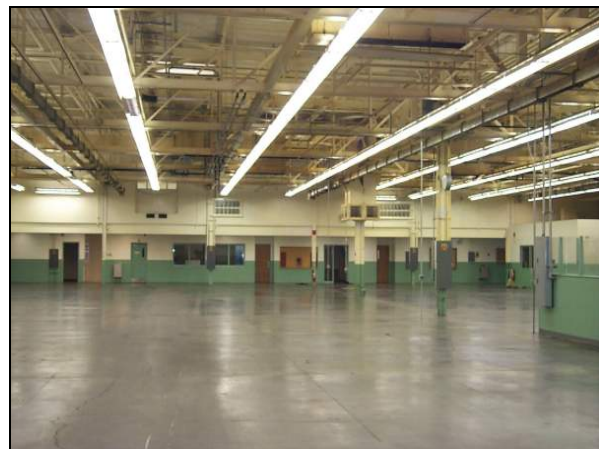
Local Property Taxes **2008 Tax Rates**

Real: (Land & Building)	61.411823/\$1,000 @ 35%	School District:	Aurora City Schools
Personal: (Equip. & Inventories)	97.37/\$1,000 @ 25% 0% (2009) for existing personal property.	Abatement Possible:	Yes – Real Property Improvements. Through Aurora CRA Program.

Comments: **Contact:**

125 parking spaces.
 Locker rooms and large lunch room.
 Bus duct and a 2-ton crane in shipping area.

Colliers
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